

STRENGTHS			
Erickson / Newton	Spurling A and or B	Troutt	Hunziker
<p>1. Tax revenues for: Town of Frederick Ft. Lupton School District Carbon Valley Recreation District Frederick Firestone and or Ft. Lupton Fire District Ames Community College Platte Valley Water Conservation District</p> <p>2. Minimal impact on schools, roads, and recreation facilities as no residential development is proposed.</p> <p>3. Would install a water line to site per towns sizing requirements or utilize existing water supply so as not to not require commitments of the Town's treated water supply or allow for future development.</p> <p>4. Generally consistent with development trend / pattern in surrounding valley.</p> <p>5. Located in a valley screened from view and more distant from major transportation routes.</p> <p>6. A conservation easement could be acquired on the undeveloped portion of the property to further preserve buffers and open space.</p> <p>7. Surrounded by about 12 parcels, several of which are undeveloped. No existing large scale residential development in proximity to the site.</p> <p>8. Impacts from noise and air pollution would be less prominent in the Town.</p> <p>9. Located in proximity to other industrial uses.</p> <p>10. Will make an annual contribution to St. Vrain School District</p> <p>11. Would make a contribution to Carbon Valley Rec. Center for the development of a town park</p> <p>12. Other revenues for Town from the sale of treated water to the facility</p>	<p>1.;Tax revenues for: Town of Frederick Ft. Lupton School District Carbon Valley Recreation District Frederick Firestone Fire District Ames Community College Platte Valley Water Conservation District</p> <p>2. Minimal impact on schools, roads, and recreation facilities as no residential development is proposed.</p> <p>3. 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Center for the development of a town park</p> <p>12. Other revenues for Town from the sale of treated water to the facility</p>	<p>1. Tax revenues for: Town of Frederick Ft. Lupton School District Carbon Valley Recreation District Frederick Firestone Fire District Ames Community College Platte Valley Water Conservation District</p> <p>2. Minimal impact on schools, roads, and recreation facilities as no residential development is proposed.</p> <p>3. Would install a water line to site per towns sizing requirements or utilize existing water supply so as not to not require commitments of the Town's treated water supply or allow for future development.</p> <p>4. Generally consistent with development trend / pattern in surrounding valley.</p> <p>5. Located in a valley screened from view and more distant from major transportation routes.</p> <p>6. A conservation easement could be acquired on the undeveloped portion of the property to further preserve buffers and open space.</p> <p>7. Surrounded by about 12 parcels, several of which are undeveloped. No existing large scale residential development in proximity to the site.</p> <p>8. Impacts from noise and air pollution would be less prominent in the Town.</p> <p>9. Located adjacent to other industrial uses.</p> <p>10. A conservation easement could be acquired on the undeveloped portion of the property to further preserve buffers and open space in accord with Comp. Plan.</p> <p>11. May make a contribution to Carbon Valley Rec. Center for the development of a town park.</p> <p>12. Would open annexation opportunities to neighboring parcels in accord with Comp Plan.</p> <p>13. May make an annual contribution to St. Vrain School District.</p> <p>12. Other revenues for Town from the sale of treated water to the facility</p>	<p>1. Tax revenues for: Town of Frederick St. Vrain School District Carbon Valley Recreation District FF Fire Protection District</p> <p>2. Minimal impact on schools, roads, and recreation facilities as no residential development is proposed.</p> <p>3. Other revenues for Town from the sale of treated water to the facility</p> <p>4. Public improvements All purpose sports fields Open Space Raw water storage (lake) Trail and bridge extension Road dedications are possible. (note: this would likely be required as part of a residential or other development, in addition the Town Engineer has expressed interest in using this site for water storage whether or not the power plant is approved)</p> <p>5. A conservation easement could be acquired on the undeveloped portion of the property to further preserve buffers and open space.</p> <p>6. Within the Towns planning area.</p> <p>7. Would open annexation opportunities to neighboring parcels in accord with Comp Plan</p>

WEAKNESS			
Erickson / Newton	Spurling A and or B	Troudt	Hunziker
<p>1. The site is not within our planning area and has no Land Use or Comp Plan designation.</p> <p>2. Would be in Ft. Lupton School, Fire District and other special districts (non-local districts).</p> <p>3. Generates noise and air impacts on surrounding rural and agri / industrial properties.</p> <p>4. Visible from portions of Highway 52 within the valley east of town.</p> <p>5. May open annexation opportunities to adjacent properties that our outside of our planning boundary.</p> <p>6. It is unknown if neighbors support the request.</p> <p>* There may be external political implications from annexing east of the Town's planning boundary.</p>	<p>1. The site is not within our planning area and has no Land Use or Comp Plan designation.</p> <p>2. Would be in Ft. Lupton School, Fire District and other special districts (non-local districts).</p> <p>3. Generates noise and air impacts on surrounding rural and agri / industrial properties.</p> <p>4. Visible from portions of Highway 52 within the valley east of town.</p> <p>5. May open annexation opportunities to adjacent properties that our outside of our planning boundary.</p> <p>6. It is unknown if neighbors support the request.</p> <p>* There may be external political implications from annexing east of the Town's planning boundary.</p>	<p>1. Conflicts with Comp plan in that it would result in an Industrial site within the Community Separator / Buffer. However a conservation easement may offset and would be consistent with the Towns plan.</p> <p>2. Generates noise and air impacts on surrounding rural and agri / industrial properties.</p> <p>3. Visible from portions of Highway 52 within the valley east of town.</p> <p>4. It is unknown if neighbors support the request.</p>	<p>1. Conflicts with the Comprehensive Plan Site is designated as Mixed Use Residential in adopted Land Use Plan.</p> <p>In close proximity to an anticipated school site.</p> <p>2. Adjacent to the R-1 zoning district and ±400 homes within the town limits of Frederick.</p> <p>3. Within view shed and in a prominent position in the landscape of the Town.</p> <p>Highlighted from eastbound and westbound 52 and visible from I-25 and surrounding areas.</p> <p>4. Impacts from noise and air pollution on existing residential areas.</p> <p>5. Visual impacts on surrounding rural and residential neighborhoods and more distant locations are more pronounced as the highpoint of the town.</p> <p>6. May alter the character and direction for the surrounding area to the extent that the goals of the Comp Plan may need to be changed.</p> <p>Adjacent to the Community Buffer and Mixed Use Residential areas, thus industrial development may influence future development patterns.</p> <p>Future developers may have concerns about locating development near a 126 acre parcel zoned Industrial.</p> <p>7. Impacts from air and noise emissions on existing residential neighborhoods within Town.</p> <p>8. Several neighbors have indicated concern about the proposed development.</p>

OPPORTUNITIES			
Erickson / Newton	Spurling A and or B	Troudt	Hunziker
<p>1. Creates an opportunity for the Town to establish a new business / industrial district in an area that is buffered in terms of distance and topography from its residential, commercial and civic core.</p> <p>The site is not within any planning area or IGA boundary.</p> <p>Development in the valley is agri / industrial and rural in nature</p>	<p>1. Creates an opportunity for the Town to establish a new business / industrial district in an area that is buffered in terms of distance and topography from its residential, commercial and civic core.</p> <p>The site is not within any planning area or IGA boundary.</p> <p>Development in the vicinity is agri / industrial and rural in nature</p>	<p>1. Creates an opportunity for the Town to establish a new business / industrial district in an area that is buffered in terms of distance and topography from its residential, commercial and civic core.</p> <p>The site is within Frederick’s planning area. Development of adjacent property is agri / industrial and rural in nature</p>	<p>1. This property will be developed whether or not the power plant acquires this site.</p> <p>2. The applicant has committed to installing various public improvements as noted in the strengths above.</p> <p>3. May provide an opportunity for additional industrial development on the east side of the Town.</p> <p>4. May provide an opportunity for a high quality recreational area and park on the east side of the town.</p>

THREATS			
Erickson / Newton	Spurling A and or B	Troudt	Hunziker
<p>1. Conflicts with the Land Use Plan to the extent that it is not within our planning boundary or in St. Vrain School District. However, the proposed development is not inconsistent with development pattern of the area.</p> <p>2. May be approved by the County if denied by the Town.</p>	<p>1. Conflicts with the Land Use Plan to the extent that it is not within our planning boundary or in St. Vrain School District. However, the proposed development is not inconsistent with development pattern of the area.</p> <p>2. May be approved by the County if denied by the Town.</p>	<p>1. Conflicts with the Land Use Plan to the extent that the area is designated as community separator / Buffer. However, the proposed development is not inconsistent with development pattern of the area. And a conservation easement of other contributing factors may offset incompatibilities.</p> <p>2. Is beyond the limits of the St. Vrain School District.</p> <p>3. May be approved by the County if denied by the Town.</p>	<p>1. Conflicts with the adopted Land Use Plan. May alter or impact the character and development pattern of the surrounding properties.</p> <p>2. May be approved by the County if denied by the Town.</p> <p>3. Prominent location of the power plant may discourage developers from considering high end / quality development in the vicinity of the power plant.</p>

OTHER CONSIDERATIONS			
Erickson / Newton	Spurling A and or B	Troudt	Hunziker
<p>1. Conflicts with Comp Plan as it is not within our planning boundary and is within a different school district. However, the use is not inconsistent with development pattern of the area and no students would be sent to Ft. Lupton as this is not a residential development.</p> <p>2. If the Town rejects the application the County will likely approve the proposal in any of the proposed locations.</p> <p>3. The topography between the Town and this site limit visual, noise, and possibly air quality impacts on the Town.</p> <p>4. If brought into the town this site would generate \$83,103 in personal property tax revenue per year for the Town of Frederick. Including the Real Property tax, the Power Plant will generate a total of \$149,555/yr. The sales tax revenue to the Town will be commensurate with the cost of construction as with any development.</p> <p>5. If this site were to be approved, screening along the perimeter of the parcel and around the plant would be suggested to reduce the impact of the proposed development.</p> <p>4. The use, type, and quality of open space (if any) associated with the proposal may reduce some of the anticipated adverse impacts on neighboring residential developments.</p> <p>5. Development of this site would not hamper future development of the Hunziker site.</p>	<p>1. Conflicts with Comp Plan as it is not within our planning boundary and is within a different school district. However, the use is not inconsistent with development pattern of the area and no students would be sent to Ft. Lupton as this is not a residential development.</p> <p>2. If the Town rejects the application the County will likely approve the proposal in any of the proposed locations.</p> <p>3. The topography between the Town and this site limit visual, noise, and possibly air quality impacts on the Town.</p> <p>4. If brought into the town this site would generate about \$83,103 in personal property tax revenue per year for the Town of Frederick. Including the Real Property tax, the Power Plant will generate a total of \$149,555/yr. The sales tax revenue to the Town will be commensurate with the cost of construction as with any development.</p> <p>5. If this site were to be approved, screening along the perimeter of the parcel and around the plant would be suggested to reduce the impact of the proposed development.</p> <p>4. The use, type, and quality of open space (if any) associated with the proposal may reduce some of the anticipated adverse impacts on neighboring residential developments.</p> <p>5. Development of this site would not hamper future development of the Hunziker site.</p>	<p>1. Conflicts with Comp Plan in that the site is designated as a community separator. buffer and is within a different school district. However, the use is not inconsistent with development pattern of the area and no students would be sent to Ft. Lupton as this is not a residential development.</p> <p>2. If the Town rejects the application the County will likely approve the proposal in any of the proposed locations.</p> <p>3. The topography between the Town and this site limit visual, noise, and possibly air quality impacts on the Town.</p> <p>4. If brought into the town this site would generate about \$83,103 in personal property tax revenue per year for the Town of Frederick. Including the Real Property tax, the Power Plant will generate a total of \$149,555/yr. The sales tax revenue to the Town will be commensurate with the cost of construction as with any development.</p> <p>5. If this site were to be approved, screening along the perimeter of the parcel and around the plant would be suggested to reduce the impact of the proposed development.</p> <p>4. The use, type, and quality of open space (if any) associated with the proposal may reduce some of the anticipated adverse impacts on neighboring residential developments.</p> <p>5. Development of this site would not hamper future development of the Hunziker site.</p>	<p>1. As development occurs the Town requires road and infrastructure improvements such trails, paving, and connections to water, sewer, and electricity. This will occur with any development.</p> <p>2. If the Town rejects the application the County will likely approve the proposal in any of the proposed locations.</p> <p>3. If this site were to be approved, significant amounts of screening along the perimeter of the parcel and around the plant would be suggested to reduce the impact of the proposed development.</p> <p>4. The use, type, and quality of open space associated with the proposal may reduce some of the anticipated adverse impacts on neighboring residential developments.</p> <p>5. Tax revenues would be generated by the development of this site.</p> <p>Using Savannah as a comparison, the assessed valuation of 350 homes in a 120 acre site is about \$51,613 per year. Whereas an Angel View (New Frederick) like development with 250 homes would generate about \$105,500 per year in property tax revenue.</p> <p>In comparison the Power Plant with a 50 % abatement will generate \$83,103 in personal property tax revenue per year for the Town of Frederick. Including the Real Property tax, the Power Plant will generate a total of \$149,555/yr. The sales tax revenue to the Town will be commensurate with the cost of construction as with any development.</p>